



Owner: Norman Kornitzer
156 Lancet Circle
Dingmans Ferry, PA 18328
Ph 570-878-2389

Job Specifications

1. ADDITIONS/DELETIONS

No additions to or deletions from this specification are permitted without prior approval of the rehabilitation specialist/consultant.

2. MATERIALS & LABOR

All materials used on this rehabilitation job shall be of good quality and installed as per manufacturers specifications. All labor shall be performed in a clean workman-like professional manner. The contractor shall remove any and all debris created by these renovations including clean up at the end of each workday.

3. MEASUREMENTS

Any measurements provided in these specifications are approximations only. The contractor shall be responsible for inspecting the property and taking his own measurements.

4. PAINTING

All exterior and interior new wood shall be painted or stained with one prime coat and one finish coat of Glidden, or equal, latex or oil-based paint (owners' choice or as specified). Painting shall be done in accordance with the manufacturer's instructions. No finishes required on treated lumber.

5. CODES, PERMITS AND INSPECTIONS

The contractor is responsible for performing all work in accordance with local codes, and paying for and obtaining all required permits, inspections, and approval as needed for general, plumbing, heating and electrical work, etc.

6. LEAD BASED PAINT (HUD 24 CFR - PART 35)

All interim control work on lead-based paint projects must be performed by only trained and approved contractors.

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1-Roof

Remove all old roofing and dispose of properly. Inspect Sheeting and replace a maximum of five sheets if needed. Furnish and install new ice and water shield as per code new aluminum drip edge, 30-year shingles Owens Corning or equal with all necessary flashing's, continuous rolled ridge vent covered with matching cap shingles. Furnish owner with factory warranty!

2-windows

Remove existing windows furnish and install new white vinyl replacement windows Thermolite or equal with screens and safety Locks.

Bedrooms 5 sliders

Bathroom 1 slider

Living room 3 double-hungs

Kitchen 1 double Hung trimmed and stained to match wood trim.

3- Rear door

Remove existing doors.

Furnish and install a new pre hung fiberglass door and frame Thermotru or equal similar to existing door with all necessary hardware and trims Painted two coats Glidden or equal Color choice of owner.

Reuse existing lockset.

Also furnish and install a new self-storing storm door Larson or equal medium priced with all necessary hardware including pneumatic closer and safety chain. installed as per manufacturers specifications.

4- Water heater

Remove existing electric water heater furnish and install a new 52-gallon high efficiency electric water heater AO Smith or equal with all necessary plumbing including new shut off valves and electrical connections. Extend pop off Tube to floor.

5- Range Hood

Furnish and install a new range hood and wiring vented to exterior. Newtone or equal medium priced, color choice of owner.

6- Smoke and fire alarm's

In each of 3 bedrooms and 1 in hallway furnish and install battery operated smoke and fire alarms First Alert or equal tested for proper operation installed as per manufacturers Specifications.

7- CO2 Detector

Furnish and install a plug in 120-volt CO2 Detector with battery backup. First Alert or equal installed as per manufacturers Specifications Tested for proper operation.

8- Dryer Vent

Remove existing vent pipe. Furnish and install a new Dryer vent through the floor and exiting out of foundation wall to exterior. Use ridged aluminum dryer pipe for proper venting.

9- Vapor barrier

In crawl space furnish and install a 20-mil vapor barrier from wall to wall properly installed as per manufacturers specifications.

10. Gutters

Remove all old gutters. Furnish and install seamless 5" aluminum K-gutters on entire roof area. .032-gauge Alcan or equal with leaf guards and all necessary hardware to complete job. Extend downspouts 24" from foundation.